

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 13th day of September 2001.

ATTEST:

Connie Hooks, City Secretary

Lynn McIlhaney, Mayor

APPROVED:



City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from A-O Agricultural-Open to R-1 Single Family Residential.

A 19.32 acre tract of land located in the S. W. Robertson Survey, Abstract No. 202, Brazos County, Texas, and being out of the residue of a called 505.19 acre tract described as "Tract 1" in a Deed to Pebble Creek Development Company, recorded in Volume 1671, Page 276 of the Official Deed Records of Brazos County, Texas. Said 19.32 acres being more particularly described by metes and bounds in the attached Exhibit "B" and shown graphically on the attached Exhibit "C".

WALLACE GROUP, INC.

ENGINEERS
ARCHITECTS
PLANNERS
SURVEYORS

WACO
KILLEEN
TEMPLE
AUSTIN
DALLAS

PEBBLE CREEK, PHASE 9-A - 19.62 ACRES

FIELD NOTES FOR A 19.62 ACRE TRACT OF LAND LOCATED IN THE S.W. ROBERTSON SURVEY, ABSTRACT NO. 202, BRAZOS COUNTY, TEXAS, AND BEING OUT OF THE RESIDUE OF A CALLED 505.19 ACRE TRACT DESCRIBED AS TRACT 1 IN A DEED TO PEBBLE CREEK DEVELOPMENT COMPANY, RECORDED IN VOLUME 1671, PAGE 276 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID 19.62 ACRES BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING FOR REZONING OF WHICH IS MADE A PART HEREOF AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" DIAMETER REBAR FOUND MARKING THE EAST CORNER OF LOT 5, BLOCK 33 OF PEBBLE CREEK, PHASE 8-A, RECORDED IN VOLUME 3298, PAGE 239 OF SAID DEED RECORDS, MARKING A CORNER OF THE ABOVE MENTIONED RESIDUE OF THE 505.19 ACRE TRACT AND THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE THROUGH THE INTERIOR OF THE RESIDUE OF THE 505.19 ACRE TRACT THE FOLLOWING THIRTY ONE (31) COURSES:

Sean Flaherty, R.P.L.S.
Kevin Hessel, R.P.L.S.
George Jezek, A.I.A.
Mike Keahey, P.E., R.P.L.S.
David Marek, P.E.
Brian A. McDaniel, P.E.
Thomas J. Mireur Jr., R.P.L.S.
Dan Nixon, R.P.L.S.
J.A. "Jake" Pavlas, Jr., P.E.
Scott Posey, R.P.L.S.
Lynn Simpson, R.P.L.S.
David P. Smith, P.E.
Darrell Vickers, A.I.A.
George E. "Jed" Walker, Jr., P.E.
R.E. "Bob" Wallace, P.E., R.P.L.S.
Otto E. Wiederhold, P.E.
John F. Winkler, P.E.

- 1) S 40°06'10" E - 149.50' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 2) S 10°03'26" E - 51.87' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 3) S 63°04'22" E - 176.24' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 4) AN ARC DISTANCE OF 61.83' ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00' AND WHOSE CHORD BEARS S 34°48'00" W - 61.64' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 5) S 47°19'37" E - 132.84' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 6) S 49°53'50" W - 20.00' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 7) S 42°35'32" E - 129.67' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 8) AN ARC DISTANCE OF 5.19' ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 475.00' AND WHOSE CHORD BEARS N 47°05'41" E - 5.19' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 9) S 43°13'05" E - 50.00' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 10) S 57°04'31" E - 136.37' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 11) S 14°28'42" E - 236.40' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 12) S 03°06'43" E - 55.78' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 13) S 22°37'12" W - 110.31' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 14) S 48°21'07" W - 55.78' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 15) N 33°04'14" W - 137.00' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 16) AN ARC DISTANCE OF 34.86' ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00' AND WHOSE CHORD BEARS S 76°54'10" W - 34.16' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,

P.O. Box 22007
Waco, Texas 76702

8225 Central Park Drive
Suite 100
Waco, Texas 76712

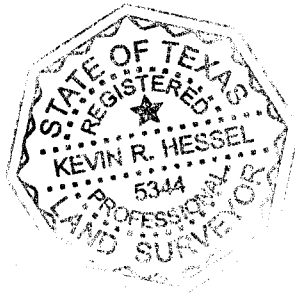
(254) 772-9272
(800) 336-1683
Fax (254) 776-2924
www.wallace-group.com

- 17) S 06°52'34" W – 137.00' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 18) N 73°50'09" W – 60.39' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 19) N 45°57'23" W – 119.19' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 20) N 06°32'26" W – 59.40' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 21) S 82°20'16" W – 61.74' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 22) S 49°53'50" W – 220.00' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 23) S 23°35'09" W – 135.89' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 24) N 82°01'58" W – 90.00' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 25) S 07°58'02" W – 190.00' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 26) N 82°01'58" W – 15.00' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 27) S 07°58'02" W – 156.53' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 28) S 88°53'26" W – 101.27' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 29) N 82°01'58" W – 50.00' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 30) N 07°58'02" E – 62.50' TO A ½" DIAMETER REBAR PLACED FOR AN ANGLE POINT,
- 31) AND N 82°01'58" W – 141.35' TO A ½ DIAMETER PLACED IN THE SOUTHEASTERLY LINE OF LOT 86, BLOCK 25 OF PEBBLE CREEK, PHASE 8-C, RECORDED IN VOLUME 4113, PAGE 64 OF SAID DEED RECORDS, MARKING A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

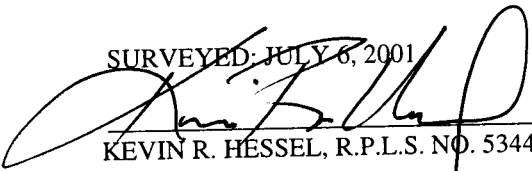
THENCE ALONG THE EAST LINE OF PEBBLE CREEK, PHASE 8-C AND PHASE 8-A THE FOLLOWING ELEVEN (11) COURSES:

- 1) N 45°16'58" E – 13.25' TO A ½" DIAMETER REBAR IN CONCRETE FOUND FOR AN ANGLE POINT,
- 2) N 07°58'02" E – 304.66' TO A ½" DIAMETER REBAR IN CONCRETE FOUND FOR AN ANGLE POINT,
- 3) N 25°33'31" E – 104.30' TO A ½" DIAMETER REBAR IN CONCRETE FOUND FOR AN ANGLE POINT,
- 4) N 40°06'10" W – 180.00' TO A ½" DIAMETER REBAR IN CONCRETE FOUND FOR AN ANGLE POINT,
- 5) N 49°53'50" E – 180.00' TO A ½" DIAMETER REBAR IN CONCRETE FOUND FOR AN ANGLE POINT,
- 6) AN ARC DISTANCE OF 89.45' ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.00' AND WHOSE CHORD BEARS N 51°29'32" W – 88.87' TO A ½" DIAMETER REBAR IN CONCRETE FOUND FOR AN ANGLE POINT,
- 7) N 27°50'06" E – 159.21' TO A ½" DIAMETER REBAR IN CONCRETE FOUND FOR AN ANGLE POINT,
- 8) N 40°06'10" W – 80.81' TO A ½" DIAMETER REBAR IN CONCRETE FOUND FOR AN ANGLE POINT,
- 9) N 17°13'04" E – 368.30' TO A ½" DIAMETER REBAR IN CONCRETE FOUND FOR AN ANGLE POINT,

- 10) S 40°06'10" E - 73.88' TO A ½" DIAMETER REBAR IN CONCRETE FOUND FOR AN ANGLE POINT,
- 11) AND N 49°53'50" E - 310.00' (BASE BEARING - PLATTED CALL) TO THE POINT OF BEGINNING.

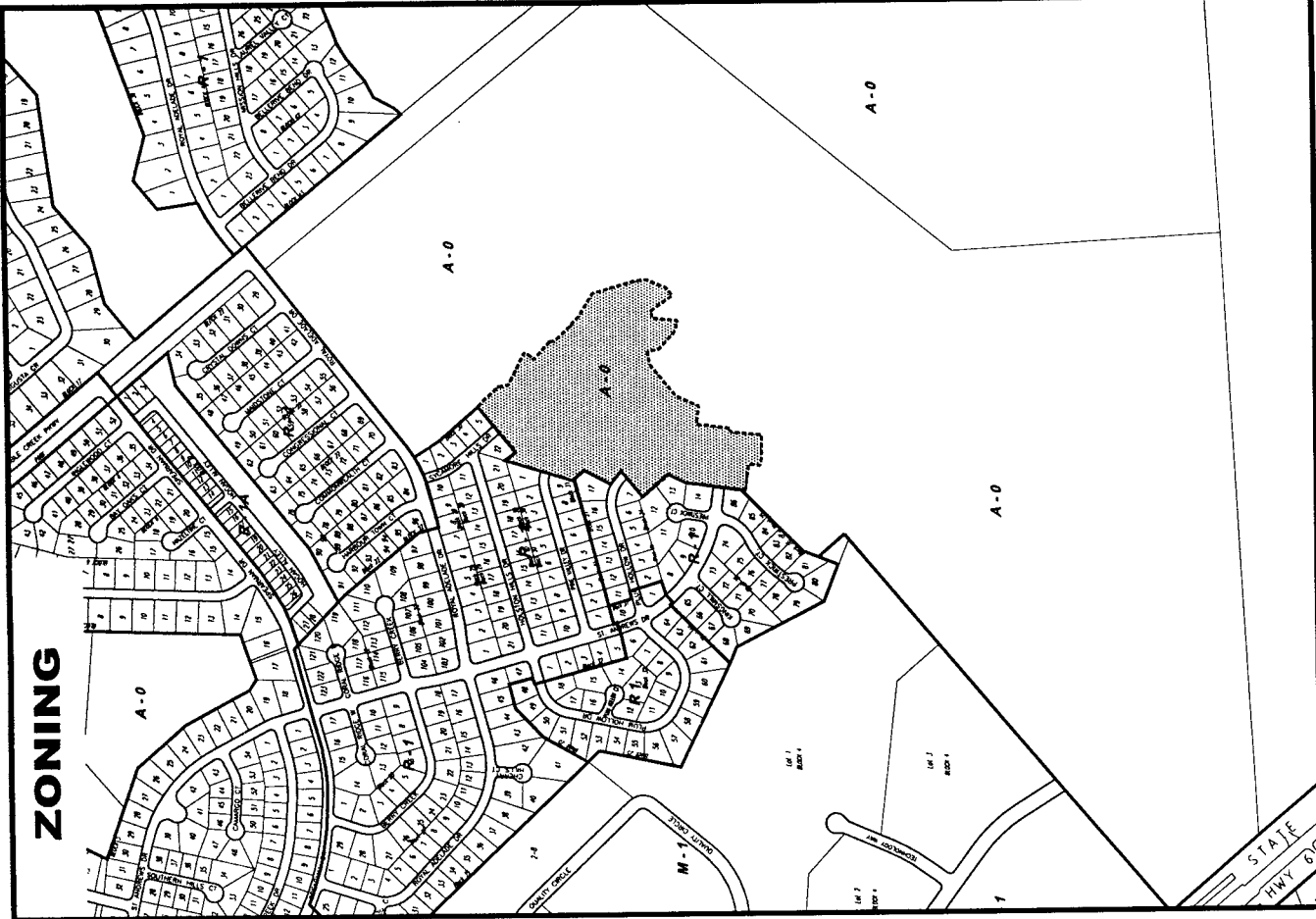


SURVEYED: JULY 6, 2001


KEVIN R. HESSEL, R.P.L.S. NO. 5344

WO# 12671
PLAT D-1438
12671-FN-01.DOC
MAP CHK'D BY SRJ

ZONING



CHECK BY: _____

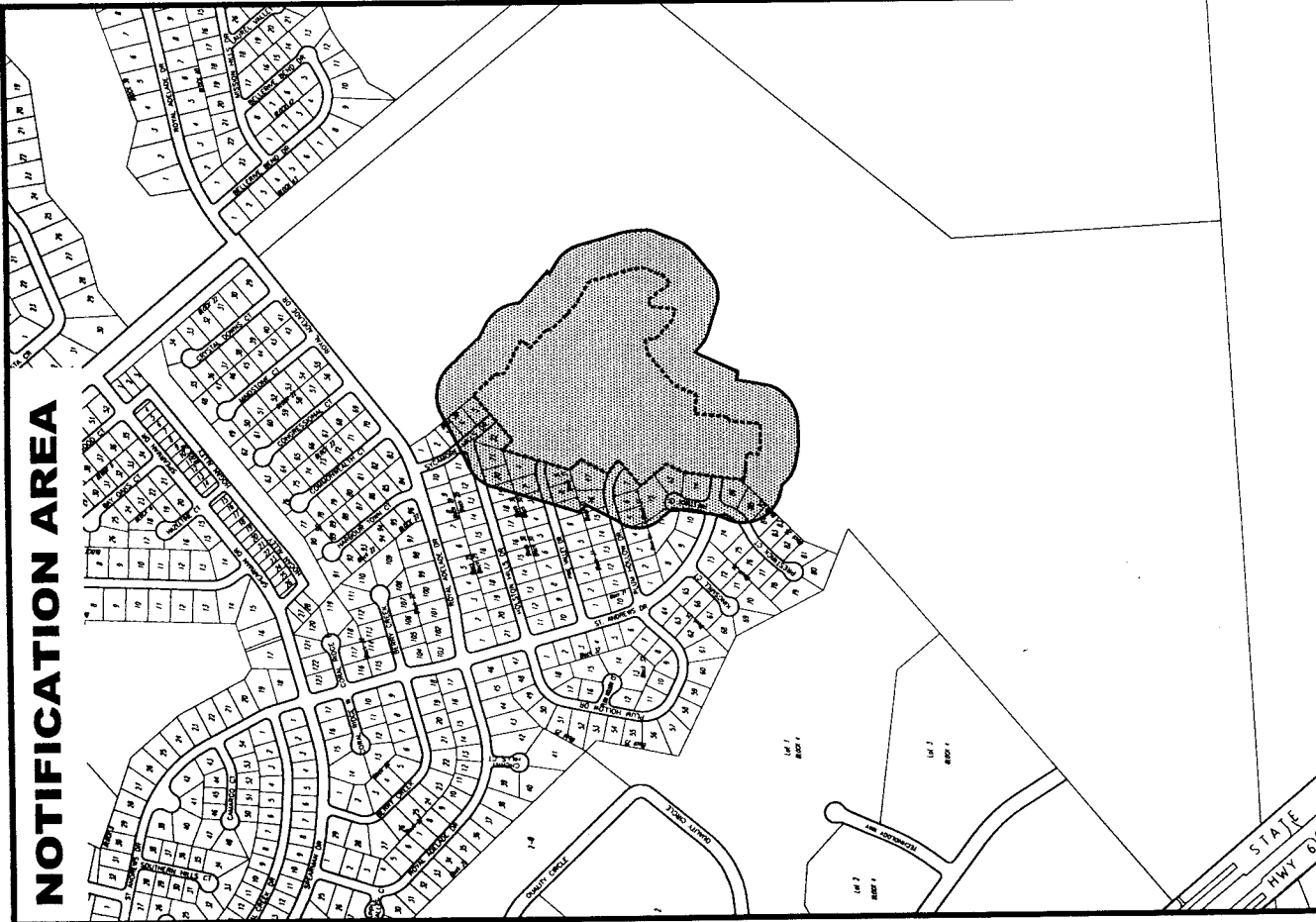
DATE: _____

REZONING

CASE: 01-162

NOT TO SCALE

NOTIFICATION AREA



PEBBLE CREEK 9-A

City of College Station, Texas
PLANNING DIVISION

